



## **Renovation vs. New Construction Analysis**

The Department of Education (DOE) requires thoughtful analysis prior to abandonment or full/ partial demolition of existing school facilities. The DOE favors renovation and repair over new construction where appropriate. All administrative units which propose to replace/ remove existing buildings and/or abandon existing school sites must undertake a Feasibility Analysis once an architect has been selected, and present the analysis to the DOE and the Bureau of General Services (BGS) once an application has been protected.

The analysis, to be presented in report form, must address, at a minimum, the following considerations:

### **EXECUTIVE SUMMARY**

Identify the four most critical issues from those outlined below to support your proposed action.  
Explain why your proposed action to renovate or build new is the better alternative.

### **EXISTING SCHOOL SITE**

#### ***Town Planning:***

Identify location of site relative to existing services, a village center, an established neighborhood or neighborhoods, and the communities comprehensive plans and designated growth areas.

Identify neighboring uses. Evaluate them as assets or liabilities.

Evaluate the significance of the site location as a community landmark. Is it one center of community life? Does it provide for shared community uses like a town meeting hall, recreation, learning center, or other uses.

#### ***Site Size:***

Indicate the amount of usable acreage.

Indicate the possibility of acquiring other property (including non-contiguous) for needed functions. If an existing site is too small, explain the options of siting playing fields, parking, auxiliary functions on land close by.

Have other alternative facility use opportunities been explored such as; district office space, shifting in other grade levels, community use, etc.?

#### ***Site Functioning:***

Comment on adequacy and functionality of play fields, playgrounds, parking, bus drop-off and service zones.

Comment on site safety: Security and safety of students, teachers and visitors.

Comment on traffic patterns and overall site accessibility,

Discuss adequacy of site utilities; sewer/septic, water, electric, telephone, etc

Discuss accessibility issues as defined by ADA (Americans with Disabilities Act) and Maine Human Rights Law.

#### ***Environmental Concerns:***

Identify known or suspected health risks and/or disturbances related to the site. Identify any Environmental Site Assessments, which have been completed.

### **BUILDING**

#### ***Historic / Community Value***

Identify the community assessment of the value of the building. Is building listed on local/ national historic registers/district. Elaborate on building's architectural character. Did any historic events occur within the building?

#### ***Building Planning:***

Identify any significant building characteristics, which are impractical to modify or which make it difficult to meet the school's educational mission/vision and functional needs.

***Safety/ Security:***

Identify life safety and user security problems which are difficult to correct. Include consideration of exit systems, sprinklers, construction type, code compliance.

Analysis of Flexibility: Describe the interior wall and structural systems. How adaptable is the building to future space needs?

Discuss issues of accessibility requirements as defined by ADA (Americans with Disability Act) and Maine Human Rights law.

***Building Systems:***

Identify major structural, mechanical, electrical, plumbing (include sewer and water supply systems), sprinkler, building enclosure, partition and finish systems. For each, identify current problems/deficiencies. Characterize extent of repair/upgrade deemed necessary, and compare with new construction. As appropriate, relate to educational mission/vision/needs.

**IMPLEMENTATION**

***Cost:***

Develop, using BGS format, a comparative cost of renovation/reuse with abandonment/demolition/new construction. Include consideration of cost of land, building and site construction, demolition, new or revised furniture and equipment. Additional life cycle cost analysis may be requested by DOE or BGS.

***Technology Investment:***

Describe the technology systems, which will be installed or changed as a result of a proposed project. Include a description and cost on a square foot basis for infrastructure wiring and systems; point of use hardware to be connected to the systems.

Describe how the technology will impact and enhance learning.

***Phasing:***

Identify impact of phased renovation construction vs. new construction on building users.